



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: **LD-7**

November 26, 2001

Mr. Sergio Gonzalez
6 North First Avenue, Suite 101
Arcadia, CA 91006

Dear Mr. Gonzalez:

**2512 MONTROSE AVENUE
PLAN CHECK NO. BL0110160044**

The Zoning Ordinance (Title 22 of the Los Angeles County Code) relating to adequate highway or street width requires, with certain exceptions, that before any lot that adjoins a highway, street, or alley can be used, any right of way necessary for widening of the half of the road adjoining the lot must be dedicated, and any necessary road improvements must be constructed in conformity with Public Works' standards.

Your application located at 2512 Montrose Avenue is subject to the provisions of the Zoning Ordinance. Therefore, before the site can be used, the requirements on the enclosed "Agreement to Improve" must be satisfied.

Please execute and return the enclosed "Agreement to Improve" to the Building and Safety District Office prior to the issuance of your building permit. The signature on the document must be notarized.

Note: Dedication of limited vehicular access on Montrose Avenue is required for this site. Deeds will be prepared by our Mapping & Property Management Division and will be sent under separate cover as soon as they are ready. Occupancy will not be granted until all requirements are met and the Deeds have been executed.


Mr. Sergio Gonzalez
November 26, 2001
Page 2

A copy of this letter has been sent to our Building and Safety District Office and the Department of Regional Planning to provide the requested road clearance for your application.

A permit from our Construction Division and a street improvement plan will be required for any road work. It is suggested that any plans needed for obtaining the permit be submitted to Land Development Division, Subdivision Management Section, as soon as possible to allow the maximum time for processing and approval. Additional information regarding procedures and requirements may be obtained by contacting Mr. Ruben Cruz at (626) 458-4910.

Very truly yours,

JAMES A. NOYES
Director of Public Works



LETTY SCHLEIKORN
Subdivision Management Section
Land Development Division

RC:ca
P:\BSPUB\GENERAL\SUBMGTL\PERMITS\IR-3\MONTROSE2512.WPD

Enc.

cc: Regional Planning (John Hartman)

bc: Building and Safety (Kelly, Dudar, San Gabriel Valley)
Construction (Moran, Permits & Subdivision)
Traffic and Lighting (Street Lighting)

November 26, 2001

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
AGREEMENT TO IMPROVE
ADJACENT HIGHWAYS, STREETS, OR ALLEYS**

The undersigned certifies that he is the owner in fee simple of the property described:

Assessor Map 5807, page 16, Parcel 48

Legal Description

2512 Montrose Avenue

Street Address

and hereby agrees to construct the following road improvements as specified in the Zoning Ordinance in accordance with the standards of Public Works:

1. Dedicate limited vehicular access on Montrose Avenue.
2. Construct curb and gutter 42 feet from centerline on Montrose Avenue.
3. Construct base and pavement to join new curb and gutter to the satisfaction of Public Works.
4. Install new street lights on Montrose Avenue on concrete poles with underground wiring. A street lighting plan shall be submitted to our Traffic and Lighting Division, Street Lighting Section for review along with a plan check fee of \$500. Contact our Street Lighting Section for additional information and requirements at (626) 300-4726.
5. Construct new concrete sidewalk on Montrose Avenue.
6. Close off all unused driveways with standard curb, gutter, and sidewalk to the satisfaction of Public Works.
7. Repair and replace all improvements damaged during construction along the property frontage to the satisfaction of Public Works.
8. Underground new utility lines to the satisfaction of Public Works.

It is further agreed that the building(s) to be constructed, altered, or enlarged as shown on plans filed with the Public Works, Building and Safety Division and identified as Plan Check No. BL0110160044; occupancy will not be granted until all requirements are met and the required Deeds have been executed. The owner also agrees to enter into a new secured agreement to guarantee the aforementioned road improvements should the County agree to issue occupancy prior to the completion of said road improvement.

Owner(s)

Mailing Address

**ALL SIGNATURES TO BE ACKNOWLEDGED
BEFORE A NOTARY PUBLIC**